



# Briefing to The Partnership to End and Prevent Homelessness



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Office of Housing  
July 8, 2021



# 2020-2021 HOUSING OPPORTUNITY



**MARKET AFFORDABLE (~3,900 in 2020)**

non-subsidized units affordable due to their age, amenities, condition, and/or location

**COMMITTED AFFORDABLE (~4,600 in 2021)**

units receiving assistance (local and/or federal) or made affordable through developer contributions

**AFFORDABLE CONDOMINIUMS (~5,800 in 2021)**

units assessed up to \$249,000

Rental and for-sale set-aside units secured through development process, including through bonus density and height

Publicly assisted housing units (public housing, nonprofit housing projects, HUD-funded affordable units in privately-owned properties)

# 2013 Housing Master Plan



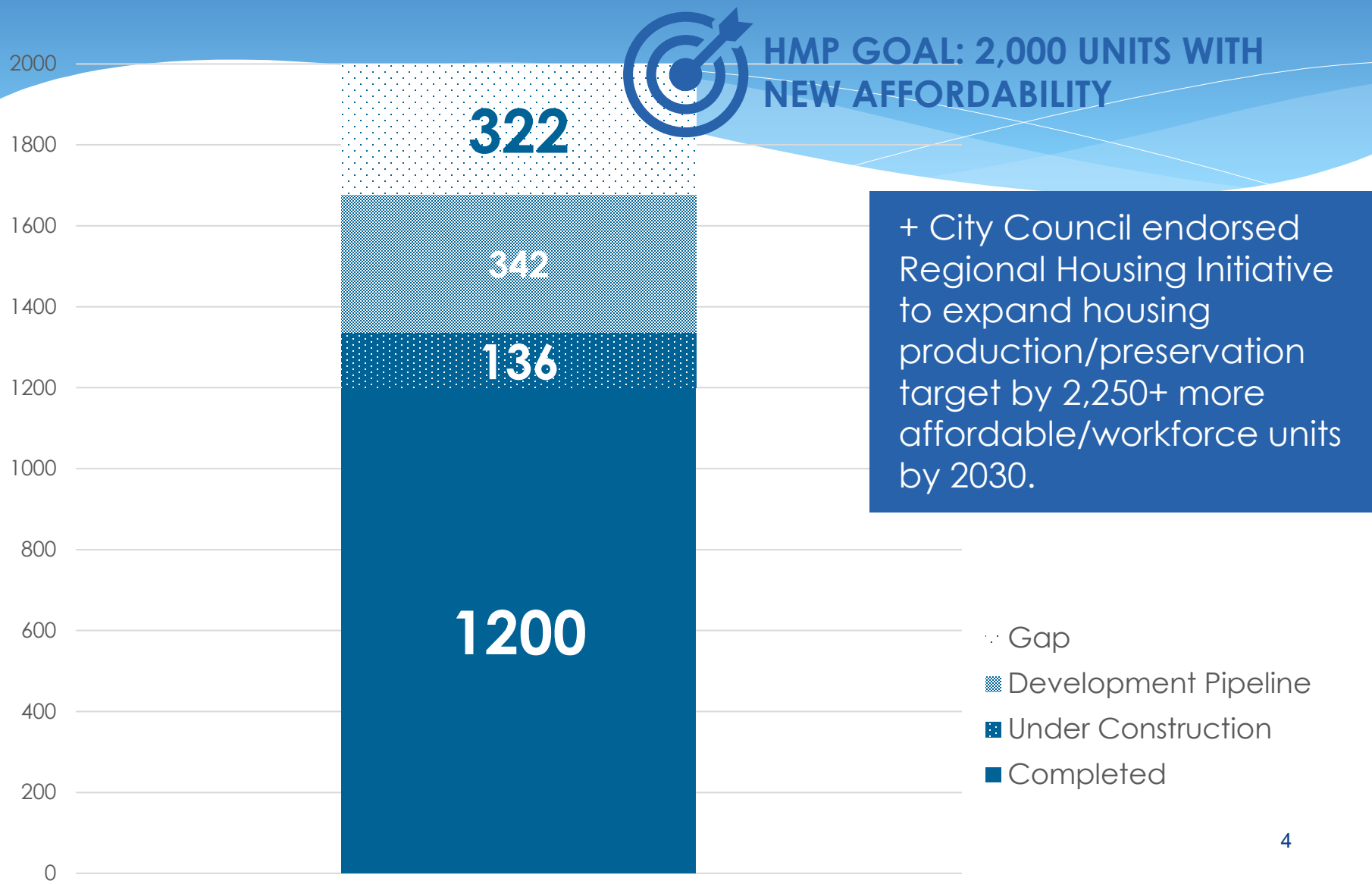
- Housing for All
- Housing options at all incomes, life stages, and abilities
  - ✓ Healthy and safe
  - ✓ Energy efficient
  - ✓ Accessible
- Citywide distribution of affordable units to foster racial, social and cultural diversity and mixed-income communities
- Emphasis on opportunities in neighborhoods with strong access to transit, jobs, and services



**2021 ALL Alexandria Resolution:** commitment to achieving Racial and Social Equity

# Housing Master Plan Progress

January 2014-March 2021





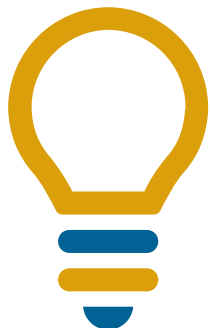
ZONING + FINANCING

TOOL #1: BONUS DENSITY +  
HEIGHT; RMF ZONE

TOOL #2: DEVELOPER  
CONTRIBUTIONS TO HOUSING TRUST  
FUND + REVENUE FROM MEALS TAX  
INCREASE + HOME/CDBG



PARTNERSHIPS



INNOVATION

## HOW AFFORDABLE HOMES GET BUILT, PRESERVED, AND ENHANCED

TODAY'S  
CHALLENGE!

\$40k

2013

\$80-\$95k

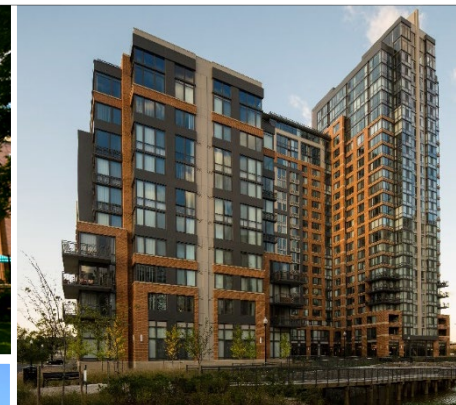
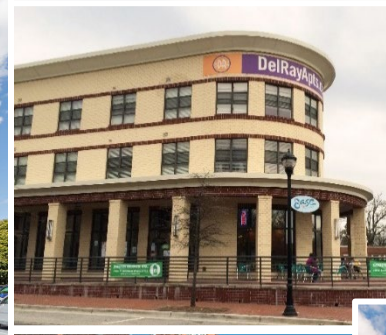
2020

CITY INVESTMENT NEEDED TO CONSTRUCT  
ONE NEW AFFORDABLE UNIT



## MANY PROJECT TYPES:

- SET-ASIDE UNITS IN PRIVATE DEVELOPMENT
- 100% AFFORDABLE OR MIXED-INCOME
- CO-LOCATED WITH PUBLIC USE
- BUILT ON PUBLIC LAND
- INFILL WITH GROUND LEASE
- DEVELOPMENT RIGHTS IN LARGER PROJECT
- MIXED-USE WITH COMPLEMENTARY OR COMMERCIAL USE
- PARTNERSHIP WITH RELIGIOUS INSTITUTION
- SENIOR HOUSING
- MIXED-INCOME
- JOINT VENTURE WITH PRIVATE SECTOR





# Recently Completed City Funded Affordable Housing

## **The Bloom + Carpenter's Shelter**

- Partnership between AHDC and Carpenter's Shelter
- 97 rental units (40-60% AMI), including 10 supportive housing units for individuals coming out of the shelter (30% AMI), and new modernized shelter

## **The Lineage at North Patrick (former Ramsey Homes)**

- 52 units = 15 public housing replacement units (30% AMI) + 37 new affordable units (50-60% AMI)

## **The Spire**

- Partnership between AHC Inc and the Church of the Resurrection (landowner)
- 113 new units (40-60% AMI)

## **Bellefonte Apartments**

- Partnership between AHDC (development partner) and Sheltered Homes of Alexandria (partial landowner)
- 12 units renovated serving ID/DD population



# City Funded Affordable Housing Pipeline



## The Waypoint (under construction)

- Partnership between Wesley Housing and Fairlington Presbyterian Church (landowner)
- 81 new units (40-60% AMI) — projected completion: Summer 2022



## AHDC Arlandria Project (in development review)

- ~ 480 new units (40-80% AMI) — if approved, projected phased completion 2025-2027
- Ground floor neighborhood-serving retail and potential city flex space





# City Funded Affordable Housing Pipeline (cont.)



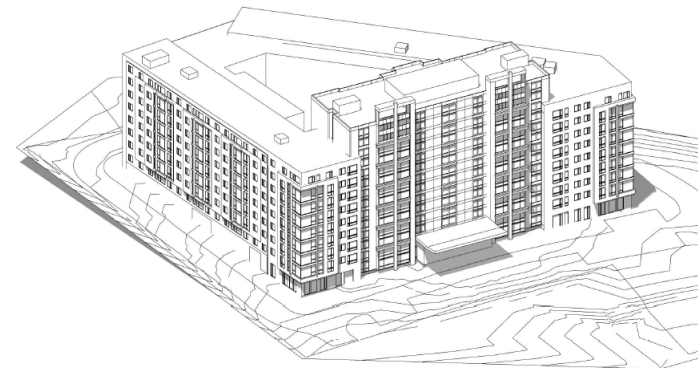
## AHDC-SHA Seminary Project (in development review)

- Partnership between AHDC and Sheltered Homes of Alexandria
- 31 2-3 BR townhouse + 5 condominium units (~80% AMI) + 3 SHA units (serving 12 residents total: 7 new and 5 existing)



## Parcview II Project (in development review)

- Wesley Housing preservation and expansion project
- 236 new units + 149 renovated units (including capital maintenance)



# Challenges



1. COVID-19 related housing insecurity, evictions, and foreclosures
2. Cost of achieving deeper levels of affordability (30-40% AMI) (e.g. [Arlandria project](#))
3. Land availability and costs
4. Preservation of assisted properties and expiration of affordability
5. Loss of market affordable units
6. Changing regional demographics and long-term employment trends
7. Aging population requires affordable housing/care

# Opportunities



1. Housing policy studies/initiatives
  - a. Zoning for Housing
  - b. ALL Alexandria - Achieving Racial and Social Equity
2. Robust development pipeline
  - a. Meals tax revenue as dedicated source of funding
  - b. Stronger connection between housing and economic development (HQ2) attracts new financial resources and regional approach to housing issues
3. Small area planning and implementation
4. Affordable homeownership/missing middle (e.g. [Seminary Road homeownership project](#))



# Integrating Housing Opportunity into Planning



**2019-2021**

## **LANDMARK**

**MALL:** established aspirational housing target of 10% (245 units) comprising set-aside units, an affordable project co-located with fire station; and 15 affordable homeownership units. Permit bonus density and height.

**2012 BEAUREGARD:**

commitment to preserve 800 affordable units with 50% serving very-low income households; relocation coordinator hired; placement into Southern Towers affordable units and referrals to other housing resources and city services.

**2019-2021 ARLANDRIA PLAN**

## **UPDATE (ongoing):**

Draft recommendations emphasize promoting deeper levels of affordability, expanding tenant protections and services, ensuring existing residents benefit from new affordable housing resources, and improving existing housing.



## **2019 GREEN BUILDING POLICY**

**2017 NORTH POTOMAC YARD:**

permit bonus densities of 30%; allow for potential ARHA replacement units; integrate universal design and incorporate visitability features, when feasible; permit micro-units; encourage colocation of affordable housing, including senior or assisted living, with future civic, municipal, and other uses where possible.

**2015 OAKVILLE TRIANGLE:** 65 units (mostly studios) affordable at 60% AML approved for Triangle site to accommodate likely future workers; other projects in Route 1 area will follow the Housing Master Plan and contribution formula.

**2017 OLD TOWN NORTH:** permit bonus densities of 30%; prioritize one-for-one on-site replacement of Resolution 830 units within the plan area; encourage artist housing; incorporate universal design, including visitability features.

**2018 SOUTH PATRICK STREET:**

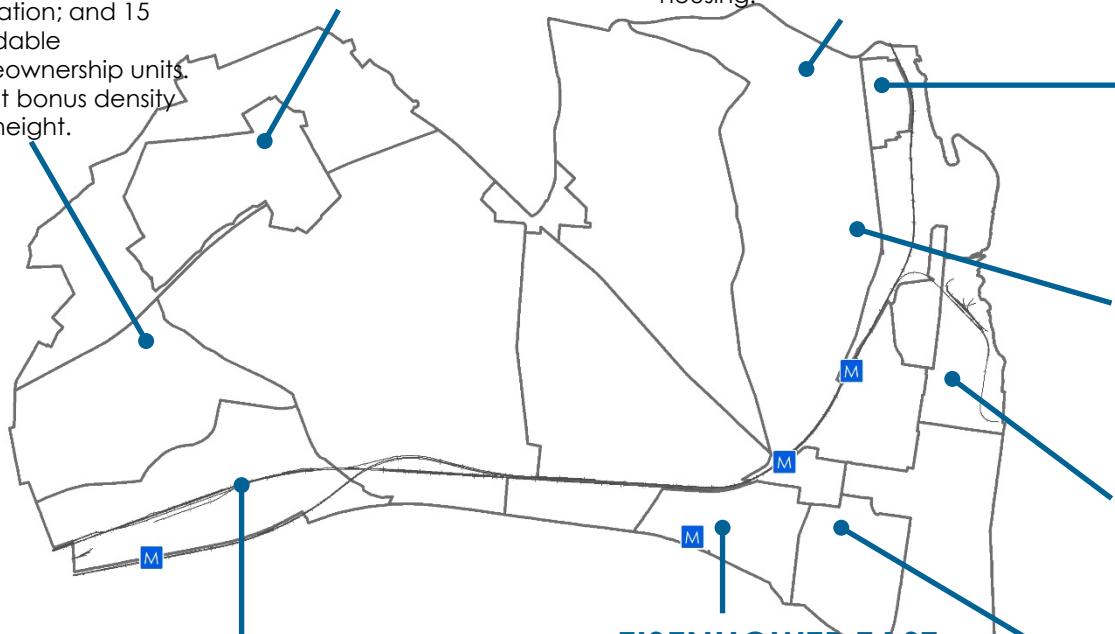
preserve housing opportunity and affordability along Route 1 South through redevelopment and additional density; ensure eligible tenants have the right to return and receive support and assistance to mitigate impacts of temporary relocation

**2015 EISENHOWER WEST:**

a range of affordable housing options throughout Plan area; co-locate housing with a municipal facility; permit bonus densities of 30% or more particularly where taller heights are allowed.

**2020 EISENHOWER EAST:**

provide 10% of new residential development as affordable; explore opportunities to collocate affordable units with civic uses; permit bonus densities of 30% or more; build public-private-nonprofit partnerships.



# Getting Involved and Informed!



- Sign up for [E-News](#): (Planning & Development updates + Housing)
  - Ongoing planning processes ([Arlandria](#), [former GenOn site](#))
  - Zoning for Housing studies ([Co-housing](#))
- Coordinate with the [Alexandria Housing Affordability Advisory Committee \(AHAAC\)](#)
- [Housing Publications](#)
- [Renter Resources](#), including the Available Affordable Units List and Rental Accessibility Modification Program (RAMP)
- [Homeowner Resources](#), including Home Rehab Loan Modification Program (HRLP)
- [Homebuyer Resources](#)

# Contact Us!

Office of Housing

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[alexandriava.gov/Housing](http://alexandriava.gov/Housing)

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703-746-3080 (Goodman Okpara, Fair Housing Specialist)

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\*Se habla Español







# REFERENCE SLIDES

# Office of Housing



15\*-member strong

\* ARPA \$ will support expansion of LT work (7/21-12/24)



Provides landlord-tenant services (complaint resolution, mediation, and relocation assistance); eviction prevention



Develops affordable housing policy



Conducts fair housing testing and training



Provides loans and technical assistance to partners



Provides home purchase assistance and training, foreclosure prevention, and condo governance education



Works to secure affordable units through development



Runs home rehabilitation loan program, and manages rental accessibility grants

# Alexandria Redevelopment and Housing Authority (ARHA)



Owens and operates public housing and affordable housing, including units that serve Alexandria's lowest income residents

VOUCHERS

Administers Housing Choice (Section 8) Voucher program to provide greater access to housing on the private market

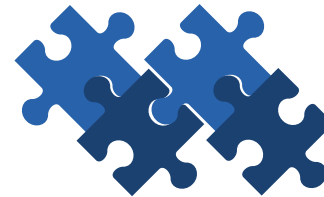


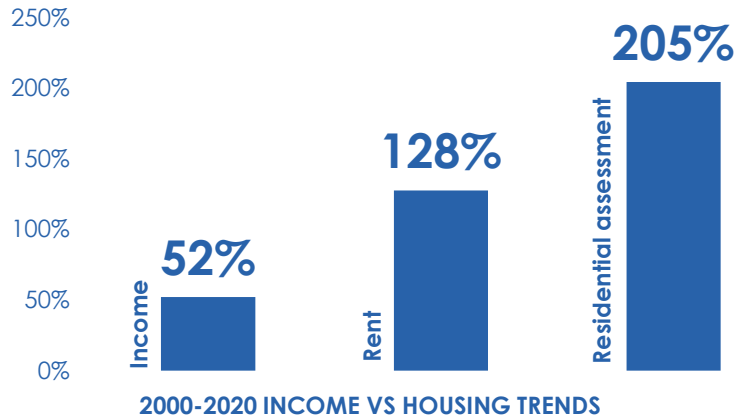
ARHA Board of Commissioners appointed by City Council





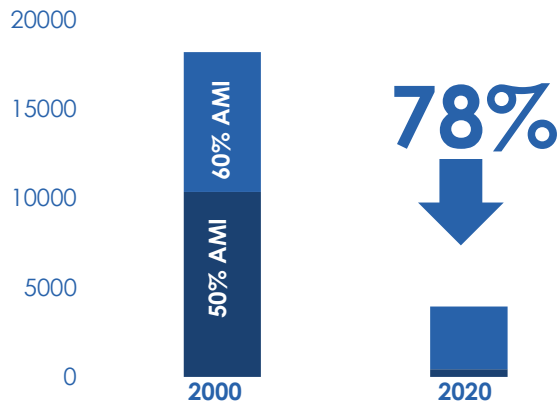
# DEMAND FOR AFFORDABLE HOUSING DRIVEN BY...





 Growing gap in income vs housing costs

 Declining federal housing funding



Loss of ~**14,300** market-affordable units (2000-2020)

 Demographic changes

 **15%** GROWTH IN ACCOMMODATION AND FOOD SERVICES JOBS

 **15%** GROWTH IN CONSTRUCTION JOBS

 **27%** GROWTH IN HEALTH CARE AND SOCIAL ASSISTANCE JOBS



Projected local job growth in lower-wage sectors (2014-2024)

Source: Virginia Employment Commission, Economic Information & Analytics, Long Term Industry and Occupational Projections, 2014-2024.

# WHO CAN AFFORD TO RENT IN THE CITY?

## Typical Hourly Wages:

Fast Food Worker: \$12.65  
Housekeeper: \$14.13  
City Lifeguard: \$15.15  
City Temporary Recreation Leader II: \$15.71  
Costco Hourly Employee (starting): \$16.00  
Bank Teller: \$17.22  
ACPS Building Engineer I: \$17.42 (Grade 14)  
Pharmacy Technician: \$18.35  
ACPS Bus Driver: \$19.34 (Grade 3)  
Solar Photovoltaic Installers: \$20.23  
Travel Agent: \$21.18  
ACPS School Nutrition Manager III: \$21.43 (Grade 21)  
ACPS Teacher w/Bachelor's Degree (Step 1, 219-day contract): \$26.66  
City Urban Planner II (starting): \$27.32  
Interior Designer: \$28.04  
Heating and Air Mechanics and Installers: \$29.54  
City Senior Therapist (starting): \$30.12  
ACPS Teacher w/Master's Degree (Step 1, 219-day contract): \$30.43  
Electrical Power-Line Installers and Repairers: \$34.44  
Graphic Designers: \$35.41  
City Fleet Services Division Chief (starting): \$36.61  
Dental Hygienist: \$44.99  
Civil Engineer: \$45.75  
Construction Manager: \$50.92

# \$36.88/hr

(~\$76,710/yr)

Approximate hourly wage needed in 2020 to rent an average 1-bedroom apartment in the City, including utilities (rent and utilities assumed to equal 30% of gross income)



# WHO CAN AFFORD TO RENT IN THE CITY?

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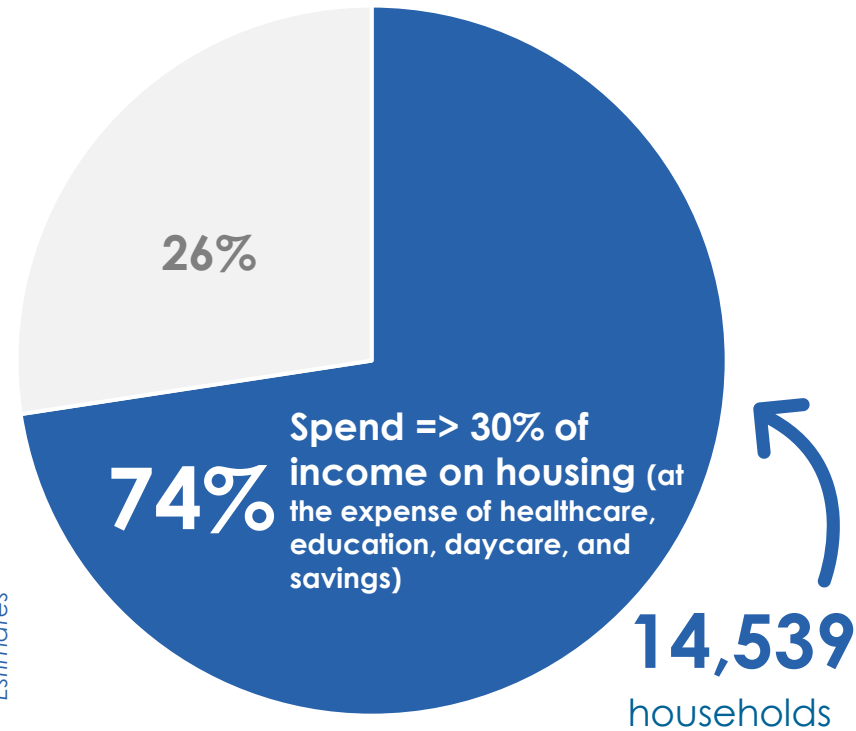
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# SPEND TOO MUCH ON HOUSING

## 72% of Alexandrian's workforce lives outside the City





# Affordability Defined

2021 Area Median Income	1-Person Household	4-Person Household	
20% AMI and below	Up to \$18,060	Up to \$25,800	COMMITTED AFFORDABLE RENTALS
30% AMI	\$27,100	\$38,700	
40% AMI	\$36,120	\$51,600	
50% AMI	\$45,150	\$64,500	
60% AMI	\$54,180	\$77,400	COMMITTED AFFORDABLE HOMEOWNERSHIP
MATH 80% AMI	\$72,240	\$103,200	
100% AMI	\$90,300	\$129,000	

Sources: 2021 HUD Income Limits for 30% and 50% AMI for Washington-Arlington-Alexandria, DC-VA-MD HUD Metro Fair Market Rent Area; FY 2020 Multifamily Tax Subsidy Project Income Limits for 60% AMI; and Office of Housing for 40% AMI and Mathematical 80% AMI